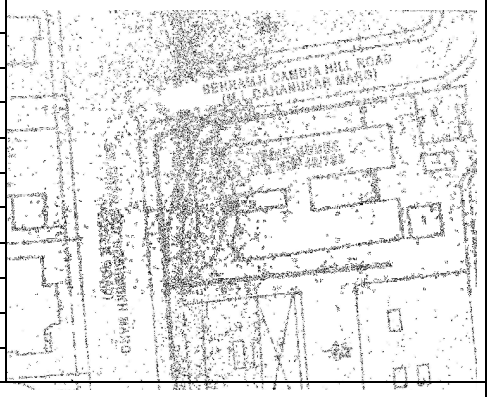
415	EDDIE HOUSE



Common Ref no: 2005/GII/**415**
Card No. 99
Ward (Part) D, Part 2
CS No. 4B/738
Plot Area : 1756.230 sq m
B U Area NA
Date 18th March 03
Record by Malini Rajalakshmi
Review by Aishwarya Tipnis
Int MR Ext MR
Photo Ref 415a – 415 az



1.0		**DENOMINATION**
1.1	Name of Premises	Eddie House
1.2	Earlier Name	Eddie House
1.3	Built In	1930s Extension Date(if any): None
2.0		**ACCESS ROADS**
2.1	Main	Dr. Gopalrao Deshmukh Marg (Pedder Road)
2.2	Subsidiary	None
3.0		**OWNERSHIP PATTERN**
3.1	Present	Society
3.2	Past	Private Owner
3.3	Status	Society
4.0		**USE**
4.1	Present	Residences
4.2	Past	Residences
4.3	Usage	Regular
5.0		**SIGNIFICANCE & VALUE CLASSIFICATION**
5.1	Townscape(Natural/Manmade)	A typical 20th Century Town House , part of the Cumballa Hill precinct, the Eddie house is a landmark building set within its own compound, ocated on Dr. Gopalrao Deshmukh Marg at the Sangeetkar Padmasri Kalyanji Virji Shah Chowk. The building is easily accessible by BEST buses and Mahalakshmi Railway Station and is very near the Cadbury house and opposite Camp bell house.
5.2	Architectural Description	**Planning** The building has 2 residential units on each of the 4 floors and a small unit on the terrace floor. A staircase and lift for ms the central bay of the building. The entrance to the stair and lift lobby is marked by a lean to roof supported by columns. The rear yard has 2 spiral service staircase – each serving the 4 units on both sides of the staircase bay. There are two servants quarters on the rear side of the plot above the garage. One has ground and 2 floors above – garage on the ground floor and one residential unit each on the other floors. The residential units are accessed by a spiral staircase. The second quarters has garage on the ground floor and a residential unit on the first floor. **Stylistic Classification** Colonial Neo Classical Town House

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5.3	Intrinsic	**Character Defining Elements** **External** Standing on a 7ft high plinth, the building has a central bay and two curved bays at the ends. The central bay has the service core and a part of the residential wing. The circular bays have balconies on the 3rd floor. All windows are simple rectangular except the windows in the service bay which are huge and arched and are flanked by columns. The central bay also has decorative ventilators with glass panels. Below one of those ventilators is written the name of the building. All windows on the second floor are kept above decorative hand rails in concrete. Narrow balconies are there on the 4th floor at one end. The side façade has projecting balconies supported by concrete beams. The building has flat roof. **Internal** Bharat tiles on the stair lobby; wide window sills
5.4	Value Classification	**Existing Grade:** Grade III **Recommended Grade:** Grade III **A(arc), B(des), B(per)**
6.0		**TOPOGRAPHY**
6.1	Floors	G+ 3 for the main building; two servants quarters, one with G + 2 and the other with G+1
7.0		**CONSTRUCTION**
7.1	Plinth	7ft high plinth with red buff basalt stone
7.2	Walls	Load bearing brick wall with roungh concrete surface.
7.3	Floor	Reinforced concrete floor
7.4	Stairs	Main staircase in timber; 2 service staircases in cast iron; one cast iron spiral staircase and one cast iron ladder for the two servants quarters respectively
7.5	Openings	Simple rectangular double shutter windows with timber frame and glass panels with ventilators with glass panels above; some of the windows in the central bay are segmented arched and the one on the first floor is simple rectangular 4 shutter windows with timber frame and glass panels; full windows with timber frame and glass panels for the balconies on the top floor; Windows and ventilators guarded by iron grills
7.6	Roofing	Reinforced concrete roof
7.7	Articulation	Decorative screen in wood at the rear side of the residential wing; decorative stucco in cement framing windows; decorative panels in cement stucco below windows on the side façade; decorative timber posts and rails for the timber staircase; decorative cast iron brackets supporting the roof of the front entrance;
7.8	Finishes	**Walls** Rough concrete finish in green colour **Flooring** Bharath tiles for the lobby; granite and marble inside one house; rest of the units not accessible **Staircases** Polished timber treads,risers, posts and rails painted brown
7.9	Interiors(Movable&Immovable)	Interior not accessible
7.10	Compound/Fence/Gate	5ft high brick wall with decorative cast iron rails on top of it.
7.11	Curtilege/ Unbuilt space/out buildings/landscape	2 servants quarters at the rear side

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8.0		**SERVICES & UTILITIES**
8.1	Lighting	Bulbs and tube light in lobby and a residential unit. Rest of the units not accessible
8.2	Ventilation	Openable ventilators above windows
8.3	Electricity	BEST
8.4	Water Supply	BMC
8.5	Drainage (Plumbing and sanitation)	All service lines passing through the rear and side facades
8.6	Fire Precaution	None
8.7	Other (HVAC/BMC/Security Systems)	Two entrances manned by security guards.
9.0		**CONDITION**
9.1	Plinth	Discoloration of buff basalt stone
9.2	Walls	The walls have been plastered and painted and free from all defects
9.3	Floor	The floor does not show any deterioration
9.4	Stairs	No damage recorded for the main staircase; all the spiral staircases corroding
9.5	Openings	Grills of windows and ventilators corroding; panels of windows in the servant's quarters broken and timber frames have dry rot.
9.6	Roofing	The roof appears to be visually free from all defects.
9.7	Articulation & Finishes	The articulation and finishes are free from all defects.
9.8	Services	Some of the pipes are broken and require reapir
9.9	Outbuildings	Servants quarters are in need of repair and maintenance
9.10	Overall Condition	Good
10.0		**TRANSFORMATION**
10.1	Form	No transformation in form for the main building; many of the window panels in the servants quarters are replaced by new panels
10.2	Structure	No transformation in structure
10.3	Articulation & Finishes	No transformation
11.0		**DP REMARKS/PERCEIVED THREATS**
12.0		**ADDITIONAL NOTES/REFERENCES/DOCUMENTS AVAILABLE/RECOMMENDATIONS & SUGGESTIONS FOR IMPLEMENTATION**

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